088.0	0001	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,800 /	635,800
					USE VALUE:	635,800 /	635,800
					ASSESSED:	635,800 /	635,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		VISTA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORBERG CARL D		
Owner 2:			
Owner 3:			
Street 1:	3 VISTA CIR		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	NORBERG CARL D -
Owner 2:	HARMON VALERIE -
Street 1:	3 VISTA CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,850 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1107 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9850.000	134,900		500,900	635,800
Total Card	0.226	134,900		500,900	635,800
Total Parcel	0.226	134,900		500,900	635,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.35 | /Parcel: 574.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55585
GIS Ref
GIS Ref
Insp Date 09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	134,900	0	9,850.	500,900	635,800	635,800	Year End Roll	12/18/2019
2019	101	FV	122,400	0	9,850.	508,000	630,400	630,400	Year End Roll	1/3/2019
2018	101	FV	122,400	0	9,850.	379,200	501,600	501,600	Year End Roll	12/20/2017
2017	101	FV	122,400	0	9,850.	343,400	465,800	465,800	Year End Roll	1/3/2017
2016	101	FV	122,400	0	9,850.	329,100	451,500	451,500	Year End	1/4/2016
2015	101	FV	121,800	0	9,850.	279,000	400,800	400,800	Year End Roll	12/11/2014
2014	101	FV	121,800	0	9,850.	264,700	386,500	386,500	Year End Roll	12/16/2013
2013	101	FV	121,800	0	9,850.	251,900	373,700	373,700		12/13/2012

!7136!

PRINT

Date	Time
12/10/20	21:48:45

LAST REV

Date	Time
10/01/18	14:06:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORBERG CARL D,	66070-451		9/15/2015	Convenience	1	No	No		
WRIGHT WALTER G	41548-536		12/3/2003	Family	1	No	No		
WRIGHT WALTER G	41376-235		11/6/2003	Family	1	No	No		
WRIGHT MARGARET	25215-263		3/9/1995			No	No		F

USER DEFINED

Prior Id # 1:	55585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2004	880	Manual	2,000					storage shed 12 x
8/11/2004	723	Manual	5,000					REPLACE DAMAGED EX

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/27/2009	Measured	372	PATRIOT
2/22/2000	Inspected	276	PATRIOT
1/19/2000	Measured	277	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9850		Sq. Ft.	Site		0	70.	0.73	5									500,853						500,900	

Total AC/HA: 0.22612 | Total SF/SM: 9850 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 500,853 | Spl Credit | Total: 500,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	125.685
Other Features:	64500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	183270
Depreciation:	48383
Depreciated Total:	134887

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

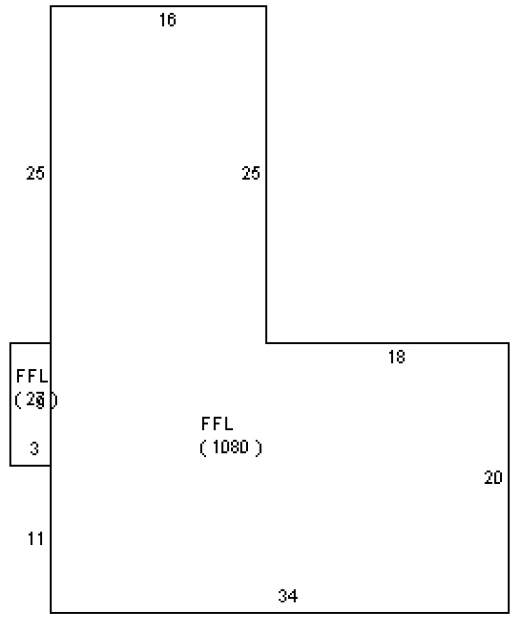
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	113.12
Special Features:	0	Val/Su Net:	121.86
Final Total:	134900	Val/Su SzAd	121.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	125.680	135,740
FFL	First Floor	27	125.690	3,393

Net Sketched Area:	1,107			Total:	139,133
Size Ad	1107	Gross Are	1107	FinArea	1107

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X12	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc